

In Re: \_\_\_\_\_ Case No.: 21-13085  
Choates G Contracting, LLC Chapter: 11  
\_\_\_\_\_  
Judge: ABA

---

**NOTICE OF PROPOSED COMPROMISE or SETTLEMENT OF CONTROVERSY**

---

Choates G Contracting, LLC \_\_\_\_\_, Debtor \_\_\_\_\_, in this case proposes a compromise, or to settle a claim and/or action as described below. If you object to the settlement or compromise, you must file a written objection with the Clerk of the United States Bankruptcy Court, and serve it on the person named below not later 7 days before the hearing date.

Address of the Clerk: Attn: Bankruptcy CLERK  
US Post Office and Courthouse  
401 Market Street, Second Floor  
Camden, NJ 08101

If an objection is filed, a hearing will be held before the Honorable Andrew B. Altenburg, Jr. on December 14, 20201 at 10 a.m. at the United States Bankruptcy Court, courtroom no. 4B, 400 Cooper Street, 4th Floor, Camden, NJ 08101 (hearing to be scheduled for at least 28 days from the date of the filing of the notice). If no objection is filed the clerk will enter a *Certification of No Objection* and the settlement may be completed as proposed.

Nature of action: Multiple Actions: Adversary Proceeding No. 21-13085-ABA (Debtor's action to avoid fixing of judgment lien of Philly Properties GP, LLC);  
GLO-L-0000433-20 Drexel Properties GP, LLC v. Debtor and Darrell Choates (construction / construction fraud case);  
Philly Properties and Drexel Properties' objections to confirmation

Pertinent terms of settlement: a. Philly Properties' claim is fixed at \$245,019  
b. Drexel Hill Properties' claim is fixed at \$264,981  
c. Darrell Choates has executed consent judgments allowing the entry of judgment against him personally in the Philly Properties and Drexel Hill Properties matter in the event that the Debtor fails to successfully complete its Chapter 11 plan.  
d. Within ten days of entry of the consent order, the Adversary Proceeding will be dismissed with prejudice as to the Debtor Only. The dismissal is explicitly "not binding on a Chapter 7 trustee if one is later appointed."

Objections must be served on, and requests for additional information directed to:

Name: Daniel L. Reinganum, Esq.  
Address: 46 West Main Street, Maple Shade, NJ 08052  
Telephone No.: 856-482-5544

In re:  
Choates G. Contracting, LLC  
Debtor

Case No. 21-13085-ABA  
Chapter 11

District/off: 0312-1

User: admin

Page 1 of 3

Date Rcvd: Dec 10, 2021

Form ID: pdf905

Total Noticed: 38

The following symbols are used throughout this certificate:

**Symbol** **Definition**

- + Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
- ++ Addresses marked '++' were redirected to the recipient's preferred mailing address pursuant to 11 U.S.C. § 342(f)/Fed. R. Bank. P. 2002(g)(4).
- ## Addresses marked '##' were identified by the USPS National Change of Address system as undeliverable. Notices will no longer be delivered by the USPS to these addresses; therefore, they have been bypassed. The debtor's attorney or pro se debtor was advised that the specified notice was undeliverable.

**Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 12, 2021:**

Recip ID	Recipient Name and Address
db	+ Choates G. Contracting, LLC, 401 Cooper Landing Road, Suite C-4, Cherry Hill, NJ 08002-2571
aty	+ Bradley K. Sclar, Five Greentree Centre, Suite 104, 525 Route 73 North, Marlton, NJ 08053-3422
aty	+ McDowell Law PC, 46 West Main Street, Maple Shade, NJ 08052-2432
acc	+ Bederson LLP, 347 Mt. Pleasant Avenue, West Orange, NJ 07052-2749
r	+ Kelli Fishbein, Keller Williams Realty, 620 Stokes Road, Suite A-D, Medford, NJ 08055-2914
cr	+ LAW DEPT CITY OF PHILADELPHIA, TAX & REVENUE UNIT, 1401 JOHN F. KENNEDY BLVD, 5TH FLOOR, PHILADELPHIA, PA 19102-1640
519169073	+ BSI Financial Services, 314 S. Franklin Street, Second Floor, PO Box 517, Titusville, PA 16354-0517
519221241	+ BSI Financial Services as servicer for IRP Fund II, 1425 Greenway Drive, Suite 400, Irving, TX 75038-2480
519169071	+ Bittenbender Construction, LP, 5 N. Christopher Columbus Blvd., Philadelphia, PA 19106-1402
519169072	+ Bitty Advance, 12550 Biscayne Boulevard, #304-B, Miami, FL 33181-2537
519229136	+ Daniel Green, 120 Peace Lane, Glassboro, NJ 08028-3221
519169075	+ Drexel Properties GP, LLC, 926 West Walnut Street, Allentown, PA 18102-4860
519229137	+ Estate of Rita Jones, c/o Rosalind Grant, 2937 Sheldon Road, Louisville, KY 40218-4721
519169077	+ Jasmine Hawthorne, 5300 Master Street, Philadelphia, PA 19131-4324
519169078	+ Midland Mortgage, PO Box 268806, Glassboro, NJ 08028-3221
519169079	+ Mr. Cooper, Attn: Bankruptcy, PO Box 619094, Dallas, TX 75261-9094
519169080	+ Norman G. Copsetta, Jr., c/o Braedon Realty Company, 401 Cooper Landing Road, Suite C-25, Cherry Hill, NJ 08002-2587
519169081	+ Pamela Elchert Thurmond, Esq., City of Philadelphia Law Department, 1401 JFK Boulevard, 5th Floor, Philadelphia, PA 19102-1617
519169082	+ Pennsylvania Department of Revenue, PO Box 280948, Attn: Bankruptcy Division, Harrisburg, PA 17128-0948
519169083	+ Philadelphia Dept. of Labor and Industry, Office of Chief Counsel, 444 North Third Street, Suite 200, Philadelphia, PA 19123-4141
519169084	+ Philly Properties GP, LLC, 926 West Walnut Street, Allentown, PA 18102-4860
519169087	++ STATE OF NEW JERSEY, DIVISION OF TAXATION BANKRUPTCY UNIT, PO BOX 245, TRENTON NJ 08646-0245 address filed with court:, State of New Jersey, Division of Taxation - Bankruptcy, 3 John Fitch Way, 5th Floor, PO Box 245, Trenton, NJ 08695-0267
519169085	+ Sandra Ronessa Miller, 3808 Kirkwood Saint Georges Road, Bear, DE 19701-2283
519229139	Scott Polar, 120 Peace Lane, St Thomas, VI 00802-8000
519203530	State of New Jersey, Division of Taxation, Bankruptcy Section, PO Box 245, Trenton, NJ 08695-0245
519169086	State of New Jersey, Dept of Labor - Div. of Employer Accts, PO Box 951, Trenton, NJ 08646-0059
519203744	+ Sunbelt Rentals, 1275 W Mound Street, Columbus, Ohio 43223-2213
519169088	Sunbelt Rentals, Inc., PO Box 409211, Atlanta, GA 30384-9211
519169089	Tashira Good, 73 West Road, Glassboro, NJ 08028
519169090	+ Township of Pennsville, Attn: Tax Office, 90 North Broadway, Pennsville, NJ 08070-1750
519233374	+ U.S. Bank National Association, et al., c/o Nationstar Mortgage, LLC, P.O. Box 619096, Dallas, TX 75261-9096
519169091	+ William C. Katz, Esq., 900 E. 8th Avenue, Suite 300, 19406, King of Prussia, PA 19406-1324

TOTAL: 32

**Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.**

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: sbse.cio.bnc.mail@irs.gov	Dec 10 2021 20:35:00	Dist Dir of IRS, Insolvency Function, PO Box 724, Springfield, NJ 07081-0724
smg	Email/Text: usanj.njbankr@usdoj.gov		

District/off: 0312-1

Date Rcvd: Dec 10, 2021

User: admin

Form ID: pdf905

Page 2 of 3

Total Noticed: 38

smg	+ Email/Text: ustpregion03.ne.ecf@usdoj.gov	Dec 10 2021 20:35:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
519169074	Email/Text: megan.harper@phila.gov	Dec 10 2021 20:35:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
519229167	Email/Text: megan.harper@phila.gov	Dec 10 2021 20:35:00	City of Philadelphia, Law Department, Municipal Services Build, 1401 JFK Boulevard, 5th Floor, Philadelphia, PA 19102-1595
519242404	+ Email/PDF: ais.midfirst.ebn@americaninfosource.com	Dec 10 2021 20:35:00	Water Revenue Bureau, c/o City of Philadelphia Law Department, Tax & Revenue Unit, Bankruptcy Group, MSB, 1401 John F. Kennedy Blvd., 5th Floor, Philadelphia, PA 19102-1595
		Dec 10 2021 20:38:41	MidFirst Bank, 999 NorthWest Grand Boulevard, Oklahoma City, OK 73118-6051

TOTAL: 6

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
519229138		Lake Property Development, LLC
cr	*+	Drexel Properties GP, LLC, 926 West Walnut Street, Allentown, PA 18102-4860
cr	*+	Philly Properties GP, LLC, 926 West Walnut Street, Allentown, PA 18102-4860
519169076	*+	Internal Revenue Service, Centralized Insolvency Operation, PO Box 7346, Philadelphia, PA 19101-7346
aty	##+	Shirley Palumbo, Greenspoon Marder, LLP, 100 West Cypress Creek Rd., Suite 700, Fort Lauderdale, FL 33309-2195

TOTAL: 1 Undeliverable, 3 Duplicate, 1 Out of date forwarding address

## NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 12, 2021

Signature: /s/Joseph Speetjens

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 10, 2021 at the address(es) listed below:

Name	Email Address
Daniel L Reinganum	on behalf of Debtor Choates G. Contracting LLC DanielR@McDowellLegal.com, tcuccini@mcdowelllegal.com;Lwood@mcdowelllegal.com;kgresh@mcdowelllegal.com;kbrocious@mcdowelllegal.com;djamison@mcdowelllegal.com;cgetz@mcdowelllegal.com;reinganumdr62202@notify.bestcase.com
Daniel L Reinganum	on behalf of Plaintiff Choates G. Contracting LLC DanielR@McDowellLegal.com, tcuccini@mcdowelllegal.com;Lwood@mcdowelllegal.com;kgresh@mcdowelllegal.com;kbrocious@mcdowelllegal.com;djamison@mcdowelllegal.com;cgetz@mcdowelllegal.com;reinganumdr62202@notify.bestcase.com
Denise E. Carlon	on behalf of Creditor MidFirst Bank dcarlon@kmllawgroup.com bkgroup@kmllawgroup.com
Douglas S. Stanger	

District/off: 0312-1

User: admin

Page 3 of 3

Date Rcvd: Dec 10, 2021

Form ID: pdf905

Total Noticed: 38

doug.stanger@flastergreenberg.com diana.janansky@flastergreenberg.com,dss@trustesolutions.net,cdss11@trustesolutions.net

Jeffrey M. Sponder

on behalf of U.S. Trustee U.S. Trustee jeffrey.m.sponder@usdoj.gov jeffrey.m.sponder@usdoj.gov

Jessica Ann Berry

on behalf of Creditor BSI Financial Services as servicer for IRP Fund II Trust 2A bankruptcy@gmlaw.com

Mark S. Haltzman

on behalf of Creditor Philly Properties GP LLC mhaltzman@sanddlawyers.com,  
kdaley@sanddlawyers.com;rchew@sanddlawyers.com

Mark S. Haltzman

on behalf of Creditor Drexel Properties GP LLC mhaltzman@sanddlawyers.com,  
kdaley@sanddlawyers.com;rchew@sanddlawyers.com

Pamela Elchert Thurmond

on behalf of Creditor LAW DEPT CITY OF PHILADELPHIA Pamela.Thurmond@phila.gov edelyne.jean-baptiste@phila.gov

Steven P. Kelly

on behalf of Creditor U.S. BANK NATIONAL ASSOCIATION skelly@sterneisenberg.com bkecf@sterneisenberg.com

U.S. Trustee

USTPRegion03.NE.EDF@usdoj.gov

William Carl Katz

on behalf of Creditor Philly Properties GP LLC wkatz@sanddlawyers.com,  
kdaley@sanddlawyers.com;rchew@sanddlawyers.com

William Carl Katz

on behalf of Creditor Drexel Properties GP LLC wkatz@sanddlawyers.com,  
kdaley@sanddlawyers.com;rchew@sanddlawyers.com

TOTAL: 13